

**UNADOPTED
POLEGATE TOWN COUNCIL**

PLANNING COMMITTEE

Minutes of the meeting held on 21 April 2009 in the Coffee Lounge at Polegate Community Centre, Polegate at 7.30 p.m.

Present: Cllrs. T. Voyce (Chair), S. Barber, Mrs C. Berry, G. Carter, Mrs M. Piper, J. Rogers, A. Watkins, T Wright.

70 members of the public and 1 member of the press

In Attendance: Cllr. R Martin, S Shing and Cllr Mrs J Bigsby.

Also present: Mrs Lin Baxter (retiring) and Mrs Carol Gatrill (new)

8560 Apologies

Apologies were received from Cllr. J. Harmer.

8561 Declarations of interest in any items on the agenda

Cllr T Voyce, A Watkins – WD/2009/0618/FR personal and non prejudicial

8562 Minutes of the meeting held on 15 April 2009

The minutes of the meeting held on 15 April 2009 were adopted as a correct record and signed by the Chair.

8563 Matters arising from the meeting held on 15 April 2009 There were none.

8564 Planning applications:

WD/2009/00759/MAJ Land to the South of Lynholm Road Polegate Proposed site works to form access and construction of 9 no. one bedroomed flats, 10 no. two bedroomed flats, 10 no. two bedroomed Houses and 10 no. three bedroomed houses.

Cllr T Voyce addressed the meeting as follows:

In 1996 Wealden District Council granted approval, with reserved matters, for a residential development on this site comprising 9 no. 2 bed houses, 18 no. 3 bed houses, an access road, parking and landscaping. Polegate Town Council objected to the proposal at the time on the grounds of overdevelopment, interruption of the skyline, loss of privacy to neighbours, dangerous road junction, increase of traffic onto Pevensey Road, amongst others.

In December 2006 Wealden District Council gave full outline planning permission, having addressed all reserved matters.

Tonight we are here to make our recommendations on a revised application on behalf of Raglan Homes for an increased number of dwellings.

This application does conform with the criteria set out in the Polegate Masterplan, in that the site is located on land south of the bypass, which should ensure it would be sustainable and would integrate with the existing settlement. It would also provide much needed affordable housing within the town.

However, it develops the land to its maximum, raising concerns again over loss of privacy, availability of parking, access etc.

There has been much interest in this application. Thanks to everyone who has taken the time to make their comments known to both Polegate Town Council and Wealden District Council. Special thanks to the resident who took the trouble to take photographs of the proposed site and ingeniously super-impose what the development site might look like once in situ. This demonstrates clearly how intrusive the proposal could be from the perspective of residents in Lynholm Road.

He reminded members of the public that Polegate Town Council will give recommendations on this application only. It is for Wealden District Council to make a decision.

He then asked for a proposal to suspend Standing Orders and invited members of the public to speak. Please state your name and address prior to speaking and due to the numbers in attendance, it will be necessary to keep strictly to two minutes per person.

It was noted that 19 letters of objection had been received from residents in the area surrounding the development.

It was proposed, seconded and agreed by all to suspend standing orders.

STANDING ORDERS SUSPENDED

The following comments, concerns and objections were raised by members of the public

- Overdevelopment of the site
- The proposed skyline development would significantly harm the appearance and character of the area
- Additional traffic onto Pevensey Road and the subsequent increase in pollution
- Additional pressure on local services which are already stretched to the limit, particularly local schools and medical services
- Increase in through traffic speed following the road realignment
- The loss of privacy would create unsatisfactory living conditions for existing and potential residents
- Insufficient parking facilities for residents and visitors and therefore this would spill into surrounding roads.
- Incorrectly scaled drawings
- Risk to child safety due to increased traffic
- Essential services unable to access surrounding roads due to parking
- Disturbance to local wildlife i.e. foxes, badgers, wrens and owls.
- Design of dwelling are not in keeping with the surrounding area

- A member of the public had reported that trees and shrubs had been cleared from the site to the Police as she considered it to be contrary to the Wildlife and Countryside Act.

STANDING ORDERS REINSTATED

The Chair then opened the discussion to members and it was unanimously agreed that all were in favour of the public comments. The following objections were agreed:

1. The proposal, in terms of the submitted illustrative layout, would represent an unacceptable form of over development of this heavily constrained site.
2. Contrary to EN27 in design, scale, mass and bulk
3. Intrusive, unless well screened
4. Result in the loss of trees and be detrimental to the ecology of the area
5. Negative impact on existing properties in Lynholm Road and St Mary's due to the prominence of the dwellings, especially in view of the variable ground levels, causing new homes to overshadow and overlook existing dwellings
6. The proposed development could force vehicles on to surrounding roads as it provides insufficient parking with the site contrary to TR5
7. It would create a potentially dangerous junction with Pevensey Road
8. The loss of privacy would create unsatisfactory living conditions for existing and potential residents

WD/2009/0618/FR Willow Cottage, Nightingale Hill, Polegate BN26 6RF. Retrospective application for the erection of a detached building for domestic storage, to replace existing store.

Objections: Polegate Town Council do not consider that a building of this design would be used purely for storage use and it recommends that a site visit by the District Council Planning Committee takes place as soon as possible. Polegate Town Council would also recommend that if this application is approved then a clause be included stating that this building should never be separated from the main dwelling. If this application is not granted then Polegate Town Council would support prompt enforcement action on this building.

WD/2009/0618/FR 9 Chaucer Industrial Estate, Dittons Road, Polegate BN26 6TT Removal of condition 2 from consent WD/2001/0101/F (Condition 2 – The permissions hereby granted shall ensure for the benefit of Mr R Godwin only)

No objection in principle but Polegate Town Council would wish the business to continue in similar light and would support the original conditions with removal of name.

8565 Any other plans received prior to meeting

None

8566 Details of planning decisions

None

8567 Correspondence

Office of the Traffic Commissioner – The Goods Vehicles (Licensing of Operators) Act 1995 Operator: Lloyds Environmental Waste Management Ltd Operating Centre: Britannia Superfine, Chaucer Industrial Estate, Dittons Road, Polegate, BN26 6JF.

This was circulated to Councillors and the location for this licence was to be verified by the Clerk and be reported back to Cllr Mrs Berry for any further action to be taken.

8568 Planning updates and general information

There have been several complaints regarding a burger van that has been located in the Co-op car park. It has been established that the Proprietors of the van has been granted a licence and have a contract With the owners of the land, Harwood Properties Ltd, for 3 years. The main complaint is that the van is parked in disabled bays which Are very limited.

It was agreed that the clerk should contact Wealden District Council to To ask for clarification regarding the number of disabled bays on the original Planning permission for this car park.